



**COMMUNITY DEVELOPMENT COMMISSION
of the County of Los Angeles**

2 Coral Circle • Monterey Park, CA 91755

323.890.7001 • www.lacdc.org • TTY: 323.838.7449



**Gloria Molina
Yvonne Brathwaite Burke
Zev Yaroslavsky
Don Knabe
Michael D. Antonovich**
Commissioners

Carlos Jackson
Executive Director

November 9, 2004

Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

**APPROVE ENVIRONMENTAL ASSESSMENT AND MITIGATED NEGATIVE
DECLARATION FOR THE COMPTON SENIORS CONSTRUCTION PROJECT (2)
(3 Vote)**

IT IS RECOMMENDED THAT YOUR BOARD:

1. Consider the attached Environmental Assessment/Mitigated Negative Declaration prepared pursuant to the requirements of the California Environmental Quality Act (CEQA), together with any comments received during the public review process, for the development of 118 senior apartment units in the City of Compton and unincorporated Compton.
2. Find that after the incorporation of the mitigation measures identified in the Mitigation and Monitoring Plan, and required as a condition of project approval, the development of 118 apartments units on four parcels totaling 4.22 acres at the northwest corner of Alondra Boulevard and the Long Beach (710) Freeway, south of Linsley Street and East of Frailey Avenue in the City of Compton and unincorporated Compton will not have a significant effect on the environment; approve the Environmental Assessment/Mitigated Negative Declaration; find that the project will have no adverse effect on wildlife resources; and authorize the Executive Director of the Community Development

Commission, acting as agent for the County of Los Angeles, to complete and file with the County Clerk a Certificate of Exemption for the project described above.

3. Find that the Environmental Assessment/Mitigated Negative Declaration reflects the independent judgment of the County; instruct the Executive Director to file with the County Clerk a Notice of Determination, as required by CEQA; and instruct the Executive Director to take any and all actions necessary to complete the implementation of this environmental review action, for the project described above.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION:

CEQA requires that your Board take action on environmental documents for the proposed project. As lead agency, CEQA requires that your Board consider the Environmental Assessment/Mitigated Negative Declaration and find that appropriate changes or alterations have been required in, or incorporated into the project design, which avoid or substantially lessen any potentially significant environmental effects from the project. With incorporation of the mitigation measures identified in the Environmental Assessment/Mitigated Negative Declaration, there will be no significant impact on the environment.

FISCAL IMPACT/FINANCING:

There is no fiscal impact.

FACT AND PROVISIONS/LEGAL REQUIREMENTS:

The project involves the construction of 118 units of senior housing on four parcels totaling 4.22 acres at the northwest corner of Alondra Boulevard and Frailey Avenue extending easterly to Interstate 710 and northerly to Linsley Street in the City of Compton and unincorporated Compton in Los Angeles County. The project also involves development of an outdoor pool and recreation area, a 2,500 square-foot meeting room/laundry area, and 133 parking spaces. Offsite improvements may include curb, gutter, sidewalk, walkway and other street improvements, and installation of public and private utilities, including sanitary and storm sewers.

Approval of the Environmental Assessment/Mitigated Negative Declaration will satisfy CEQA requirements and allow the Compton Seniors Construction Project to proceed.

ENVIRONMENTAL DOCUMENTATION:

Consistent with the provisions of the CEQA Guidelines, Article 14, Section 15221, notice was provided to the public that the Environmental Assessment would be used in

place of an Initial Study to satisfy CEQA requirements. The Environmental Assessment/Mitigated Negative Declaration was circulated for public review as required by state and local law, and the Environmental Assessment/Mitigated Negative Declaration, in conjunction with the Mitigation and Monitoring Plan, meets the requirements of CEQA.

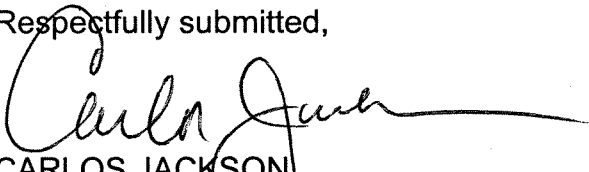
Approval of the Environmental Assessment/Mitigated Negative Declaration, including the Mitigation and Monitoring Plan, and filing a Notice of Determination with the County Clerk will satisfy CEQA requirements. A fee must be paid to the State Department of Fish and Game when certain notices required by CEQA are filed with the County Clerk. The County is exempt from paying this fee when your Board finds that the project will have no significant impact on wildlife resources. The project is located in an urban setting, and the Environmental Assessment/Mitigated Negative Declaration concludes there will be no adverse effect on wildlife resources.

The environmental review record for this project is available for viewing by the public during regular business hours at the Commission's main office located at 2 Coral Circle, Monterey Park.

IMPACT ON CURRENT PROJECT:

The Board's adoption of the Environmental Assessment/Mitigated Negative Declaration and Mitigation Monitoring Plan, and the Board's authorization to file the Notice of Determination will enable the project to proceed.

Respectfully submitted,



CARLOS JACKSON
Executive Director

Attachments: 2

**County of Los Angeles
Community Development Commission**

**CALIFORNIA ENVIRONMENTAL QUALITY ACT
MITIGATED DRAFT NEGATIVE DECLARATION**

PROJECT TITLE: Compton Seniors Construction Project

PROJECT DESCRIPTION: The project involves the construction of 118 apartment units on four parcels totaling 4.22 acres. A 2.24-acre portion of the project (containing 59 of the residential units) is located within the City of Compton while the 1.98 acre balance of the site is located in unincorporated Los Angeles County. Project components include the following:

- 105 units in multiple three story, 32-foot tall buildings, and 13 units in a four-story 43-foot tall building (of the 118 units, 96 are one-bedroom, 683 square-foot units, and 22 are two-bedroom, 985-square-foot units)
- A 0.10-acre common outdoor pool recreation area and 2,500 square-foot meeting room/laundry area
- 133 parking spaces (118 covered and 15 uncovered)
- 2.58 acres (61%) of open space, comprised of 1.01 acres of paved areas (roads and uncovered parking) and 1.57 acres of landscape/hardscape
- Driveway access from Frailey Avenue, approximately 225 feet north of Alondra Boulevard with a secondary access from Linsley Street for emergency access only by County or City Fire Departments

PROJECT LOCATION: The project site is located near the northwest corner of Alondra Boulevard and the Long Beach (710) Freeway, south of Linsley Street and east of Frailey Avenue, in unincorporated Los Angeles County and the City of Compton California.

MITIGATION MEASURES INCLUDED IN THE PROJECT TO AVOID POTENTIALLY SIGNIFICANT IMPACTS:

The following mitigation measures are required:

1. **Land Use.** The proposed project involves General Plan Amendments, Zone Changes, and Conditional Use Permits from both the County of Los Angeles and the City of Compton. These changes will be required to allow the proposed residential density. The entitlements requested are as follows:

County of Los Angeles:

- General Plan Amendment from Low-Density Residential to either Medium- or High-Density Residential;

- Zone change from Low-Density Residential to either Medium- or High-Density Residential;
- Conditional Use Permit – “DP” to enable the Planning Commission to fully analyze the development standards and compatibility of the proposed project and mitigate potential land use impacts through conditions of approval; and
- Lease-only Parcel Map – required to entitle multiple buildings.

City of Compton:

- General Plan Amendment, which will consider the entire property but will amend only the City portion;
 - Conditional Use Permit – required for any project with greater than four stories;
 - Variance – required for multi-family residential buildings greater than three stories.
2. **Hazards.** The Phase I ESA and Limited Subsurface Investigation (Phase II) identified a potential human health hazard from the known flow of raw sewage within a specific area of the project site. All recommendations of the Phase I and Phase II ESA shall be fully implemented to mitigate the potential hazard to human health. These include the following:
- Soil disinfection in the sewage flow area should occur prior to site development using chlorine compounds such as diluted sodium hypochlorite (“bleach”) and obtain prior approval from either the California Department of Pesticide Regulation or the County Agricultural Commission if required;
 - If any further soil staining or any exiting wastewater lines are broken during construction, soil samples should be analyzed for contamination. If contaminants are found, the soil will be remediated or disposed of in accordance with applicable federal, state, and local standard and procedures.
3. **Noise.** Because roadway noise from the Long Beach Freeway and Alondra Boulevard would exceed HUD’s 65 dBA Ldn exterior residential threshold, the following shall be implemented:
- All structures shall include such features as double-paned windows, solid core doors, and forced air ventilation systems that allow windows to remain closed.

In addition, one or both of the following shall be implemented:

- A continuous sound wall not less than 10 feet in height shall be constructed along the Long Beach Freeway frontage between the freeway and the project site; OR
- Usable exterior areas, including balconies, patios, and outdoor living spaces, shall be internally focused (i.e., shall be located behind first-row structures along the Long Beach Freeway frontage); and

The combination of sound walls, appropriate orientation of usable exterior spaces, and building techniques to dampen noise would achieve an acceptable exterior noise level in all usable exterior areas and would reduce interior noise levels to below HUD’s 45 dBA interior threshold for residential uses.

To soften the monolithic effect of the sound wall along the Long Beach Freeway, the wall should be equipped with planter wells every 10 feet of linear length. In addition, the walls shall be landscaped with creeping fig or some other climbing plant to discourage graffiti.

4. **Historic, Cultural, and Archaeological Resources.** No archaeological resources are known to be on the project site. However, in the event that archaeological resources are unearthed during project construction, all earth disturbing work within the project's archaeological area of potential effect (APE) must be temporarily suspended until a qualified archaeologist has evaluated the nature and significance of the find. If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission.
5. **Water Supply.** The project shall incorporate the following features to minimize its impact to regional water supplies:
 - All landscaped areas shall be designed with drought-tolerant species, minimizing to 50% areas dedicated to turf grass. Irrigation shall be accomplished with drip systems. Planting beds shall be heavily mulched in accordance with water-conserving landscape design practice, and
 - All of the units shall be fitted with water conserving fixtures.
6. **Solid Waste Recycling.** In order to minimize the project's impact to solid waste collection and disposal facilities, project design shall incorporate strategies to promote recycling, such as space for separate bins for waste and recyclable materials.
7. **Safety.** All units shall have installed solid core exterior doors with peepholes, deadbolt locks, and security lighting.
8. **Vegetation.** If possible, the mature trees on-site shall be retained. If removed, the trees shall be replaced at a minimum 1:1 ratio with trees of a minimum 24-inch box size.
9. **Additional Modifications.** Minor changes to the mitigation measures required as a condition of funding approval are permitted, but can only be made with the approval of the Executive Director of the Community Development Commission (CDC) of the County of Los Angeles. Any modifications must continue to satisfy the requirements of NEPA and CEQA, as determined by the County.

FINDING OF NO SIGNIFICANT EFFECT. Based on the attached NEPA Environmental Assessment, it has been determined that the project will not have a significant effect on the environment, provided that all suggested mitigation measures are incorporated.

NEPA – ENVIRONMENTAL ASSESSMENT/FINDING OF NO SIGNIFICANT IMPACT (FONSI)

Project Name: Compton Seniors Construction Project

Project Location: The project site is located near the northwest corner of Alondra Boulevard and the Long Beach (710) Freeway, south of Linsley Street and east of Frailey Avenue, in unincorporated Los Angeles County and the City of Compton California.

Statement of Need: The project is consistent with the objectives of the Community Development Block Grant program. The project provides for the construction of a Senior Complex containing 118 low-income apartment units. The project would create affordable housing opportunities for the elderly residents of Los Angeles County.

Project Description: The project involves the construction of 118 apartment units on four parcels totaling 4.22 acres. A 2.24-acre portion of the project (containing 59 of the residential units) is located within the City of Compton while the 1.98 acre balance of the site is located in unincorporated Los Angeles County. Project components include the following:

- 75 units in multiple three story, 32-foot tall buildings, and 43 units in a four-story 43-foot tall building (of the 118 units, 56 are one-bedroom, 683 square-foot units, and 22 are two-bedroom, 985-square-foot units)
- A 0.10-acre common outdoor pool recreation area and 2,500 square-foot meeting room/laundry area
- 138 parking spaces (88 covered and 50 uncovered)
- 2.58 acres (61%) of open space, comprised of 1.01 acres of paved areas (roads and uncovered parking) and 1.57 acres of landscape/hardscape
- Driveway access from Frailey Avenue, approximately 225 feet north of Alondra Boulevard with a secondary access from Linsley Street for emergency access only by County or City Fire Departments

HUD - NEPA - Environmental Assessment

Project Name and Identification Number: Compton Seniors Construction Project

Impact Categories	No Impact Anticipated	Potentially Beneficial	Potentially Adverse Requires Documentation Only	Potentially Adverse Requires More Study	Needs Mitigation	Requires Project Modification	Source or Documentation (See Attached References)
Land Development							
Conformance With Comprehensive Plans and Zoning					X		A portion of the project site has a Los Angeles County General Plan Land Use Designation of Low Density Residential (1-6 units/gross acre) and is zoned R-1 single family residential (1/5,000 sq. ft.) (a). The remaining portion of the site within the City of Compton has mixed-use General Plan Land Use designation and is zoned medium residential. The Los Angeles County affordable housing density bonus provisions allow for a 50% increase in density, or a total of about 18 units for the site. Therefore, a General Plan Amendment (GPA), zone change, and Conditional Use Permit (CUP) and tentative parcel map for the County of Los Angeles and a GPA, variance and a CUP for the City of Compton would be needed to allow the project.
Compatibility and Urban Impact					X		The project site is located in an urbanized area that is developed with a mix of residential and commercial uses. Single family residential uses are located to the north and east, while Alondra Boulevard to the south is developed primarily with commercial uses. The proposed senior housing project is generally compatible with the mix of uses in the area and would provide an appropriate transition between commercial uses along Alondra Boulevard and lower density residential uses to the north. As discussed under "Noise," however, the site is subject to noise levels from the adjacent Long Beach Freeway that would require mitigation (a).
Slope	X						The site is flat (a).
Erosion	X						The project site is flat and displays no evidence of erosion (a).
Soil Suitability	X						A geotechnical investigation of the site was conducted July 2000 (b). Based on the evaluation and recommendations of the investigation, the project site is considered to be suitable for the proposed development. However, the site is potentially subject to liquefaction based on the "Official Map of Seismic Hazard Zones." Standard engineering and construction measures required in the Uniform Building Code would reduce the seismic risk to an acceptable level.
Hazards and Nuisances, Including Site Safety					X		The project site generally does not appear to be a source of environmental contamination (c). However, two environmental health hazards were identified in a Phase 1 Environmental Site Assessment (ESA) dated September 17, 2003. One is a small release of wasted oil or fuel to soil. The other hazard resulted from the known overflow of raw sewage from a sewage manhole.

HUD - NEPA - Environmental Assessment

Project Name and Identification Number: Compton Seniors Construction Project

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							<p>Subsequently, a Limited Subsurface Investigation was conducted. The findings of the subsurface investigation, dated April 7, 2004 (d), indicated that low concentrations of the fuel additive MTBE, Xylene, and Naphthalene are present. However, these concentrations are below the reporting limits for the chemicals; thus, the presence of these residues does not constitute an environmental health hazard.</p> <p>Sampling and testing that occurred in the area of the flow of raw sewage suggested that the hazardous cocci and bacilli microorganisms may be present (d). Therefore, soil disinfection of sewage flow area should occur prior to site development to mitigate the potential the potential hazard to human health.</p>
Energy Consumption	X						Project construction would result in a short-term increase in energy consumption due to the operation of construction equipment. Project operation would result an increase on-site energy consumption; however, the project would comply with all state and federal energy conservation requirements and would not significantly affect the availability of energy resources.
Noise							
Effects of Ambient Noise on Project and Contribution to Community Noise Levels					X		<p>Project construction would generate short-term noise level increases. Local noise ordinances would apply and would ensure that construction noise remains at acceptable levels.</p> <p>The project site is adjacent to the Long Beach Freeway (I-710) and Alondra Boulevard. As such, the site is exposed to relatively high traffic noise levels. Based on a previous noise study (l), noise levels at the most affected portions of the site are within the 65-70 decibel (dBA) Ldn range. This exceeds HUD's 65 dBA Ldn threshold for residential noise exposure. Therefore, noise attenuation features would need to be incorporated into project design.</p>
Air Quality							
Effects of Ambient Air Quality on Project and Contribution to Community Air Pollutant Levels	X						<p>The project is located in the South Coast Air Basin, which is a nonattainment area for ozone, carbon monoxide, nitrogen dioxide, and fine particulate matter (PM₁₀). Project occupants will be exposed to potentially unhealthful ambient air because this regional condition cannot be feasibly mitigated.</p> <p>The project site is located adjacent to the Long Beach Freeway and may therefore experience elevated levels of carbon monoxide (CO). However, the 2003 Air Quality Management Plan (m) indicates that the entire South Coast</p>

HUD - NEPA - Environmental Assessment

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							<p>Air Basin will be in compliance with federal CO standards by 2006. Based on this determination, it is not anticipated that site residents would be exposed to CO concentrations exceeding federal standards.</p> <p>Traffic associated with the affordable housing complex of 118 apartment units would generate air pollutant emissions; however, emissions are not expected to exceed the South Coast Air Quality Management District (SCAQMD) significance thresholds (e).</p> <p>Existing regulations of the SCAQMD restrict the emissions of nuisance dust and fumes during construction and the project would conform to these requirements.</p>
Environmental Design and Historic Values							
Visual Quality - Coherence, Diversity, Compatible Use, and Scale	X						The project site vicinity contains a mix of single family residences and commercial uses (a). The proposed senior housing project would provide an appropriate transition between commercial uses along Alondra Boulevard and the single and multi-family residential uses to the north and west. As such, it would not create any compatibility conflicts with existing uses in the area.
Historic, Cultural, and Archaeological Resources					X		There is no evidence of cultural, archaeological or historic resources at the project site (f). However, as yet undiscovered archaeological resources could be present. If any unknown archaeological resources are identified during grading, site grading activity would need to be temporarily suspended until the significance of the find can be assessed.
Socioeconomic Conditions							
Demographic/Character Changes		X					The affordable senior housing complex of 118 one and two-bedroom units will add to and improve the available stock of low to moderate income senior housing in the area.
Displacement	X						The project site is currently vacant; therefore, the project would not displace residences or businesses.
Employment and Income Patterns	X						Project construction would generate short-term employment opportunities. No impact to employment or income patterns is expected in the long-term.
Community Facilities and Services							
Educational Facilities	X						Since the complex would house senior citizens, it would not generate students or affect educational facilities.
Commercial Facilities		X					The complex would not directly affect commercial facilities in the area. The additional residents in the area may increase the customer base for existing businesses.

HUD - NEPA - Environmental Assessment

Project Name and Identification Number: Compton Seniors Construction Project

Impact Categories	No Impact Anticipated	Potentially Beneficial	Potentially Adverse Requires Documentation Only	Potentially Adverse Requires More Study	Needs Mitigation	Requires Project Modification	Source or Documentation (See Attached References)
Health Care	X						The Suburban Medical Center and King/Drew Medical Center are the closest hospitals to the project. The senior housing project would generate additional demand for service; however, since site residents are expected to be comprised primarily of current area residents, the project would not significantly affect these facilities.
Social Services	X						No special social services beyond those provided by the project would be required.
Solid Waste					X		The project would generate solid waste but would not in itself significantly affect solid waste collection or disposal systems. Nevertheless, because of ongoing concerns about regional landfill capacity, project design should accommodate waste recycling.
Waste Water	X						The project would generate increased wastewater flow from the site. Although the project is more dense than that envisioned under the County General Plan, sewer infrastructure is in place and has been sized for urban development. Any minor upgrades needed to serve the project would be made in conjunction with final project design and construction. In a letter dated September 23, 2002, the County Sanitation Districts of Los Angeles County did not indicate any problems with the sewer service to the site. (n) The applicant will pay applicable connection fees prior to the issuance of a permit to connect to the sewer system.
Storm Water	X						The proposed project would add impervious surfaces on-site, thereby increasing surface water flow. However, the site is in a highly urbanized area with storm water infrastructure in place. Existing storm drain facilities are generally in good condition and adequate to meet existing needs and projected needs. (l) Any needed minor upgrades to the local storm drain system would be made in conjunction with final project design and construction.
Water Supply	X						Water service is supplied by Park Water Company. Project implementation is not expected to significantly affect regional water supplies. Nevertheless, due to ongoing concern over water supply in the Southern California region, water conservation measures should be incorporated into project design.
Public Safety	Police	X					Police protection services in the vicinity would be provided by the Los Angeles County Compton Sheriff's station, 301 S. Willowbrook Avenue (g). The project is not expected to cause an increased demand on police services. Nevertheless, security measures should be incorporated into the project design.
	Fire	X					The Los Angeles County Fire Department Station 31 in Battalion 9, or the City of Downey Fire Department Station 42 in Battalion 404, would provide fire protection services

HUD - NEPA - Environmental Assessment

Project Name and Identification Number: Compton Seniors Construction Project

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							including paramedic and emergency medical technician services to the project site (h,i). Overall no adverse impacts to fire protection services are anticipated from development of the project provided the structures meet fire code requirements.
Emergency Medical	X						The Los Angeles County Fire Department Station 31, or the City of Downey Fire Department Station 42 in Battalion 404, would provide emergency medical services. Emergency victims will be taken to the Suburban Medical Center or the King/Drew Medical Center emergency room (h,i). Development of the affordable housing complex is not anticipated to significantly affect emergency medical services.
Open Space And Recreation							
Open Space	X						The affordable senior housing complex would not significantly affect existing or planned open space.
Recreation			X				Kelly Park, East Rancho Domingues County Park, and Compton par 3 golf course are located in the project vicinity. The project would add an estimated 236 residents (assuming two people per unit), who would incrementally increase demand for recreational facilities in the area; however, no direct impact to local parks would occur. Additionally, the proposed project includes recreational facilities and open space onsite, which would partially meet the needs of site residents.
Cultural Facilities	X						The affordable housing complex would not affect cultural facilities.
Transportation	X						The project site is regionally accessible via the 710 Freeway. The closest park and ride lot is L067 at the 710 Freeway and the 105 Freeway. The project would generate an estimated 411 trips per day (j). This is less than the 500-trip threshold at which the County of Los Angeles normally requires a traffic study. In addition, a traffic analysis by Linscott, Law & Greenspan concluded that additional review of traffic impacts is not warranted. Therefore, significant impacts to the local circulation system are not anticipated.
Natural Features							
Water Resources	X						The channelized Los Angeles River is located less than a mile east of the complex; however, the project is not expected to affect the river.
Surface Water	X						The project site does not contain any surface water (a).
Watercourses	X						The channelized Los Angeles River is less than a mile from the site (a). However, no impact to this water course is anticipated.

HUD - NEPA - Environmental Assessment

Project Name and Identification Number: Compton Seniors Construction Project

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Unique Natural Features and Agricultural Lands	X						The project site is in a highly urbanized area that lacks natural habitat or agricultural land. No unique natural features or agricultural lands are located on the project site (a).
Vegetation and Wildlife					X		Existing vegetation consists of various introduced grasses, weeds, and several mature trees. No wildlife was observed onsite (a). The mature trees should be retained if possible or replaced at a minimum 1:1 ratio.
Long-Term Effects							
Growth-Inducing Impacts	X						<p>The proposed project would involve the development of 118 affordable senior housing units. Assuming two persons per unit, this would add 236 residents to the site; however, the project is intended to fill the housing needs of current area residents. Consequently, it is not expected to induce regional population growth.</p> <p>The new residents in the area may generate additional demand for commercial services in the area. However, such demand is expected to be met by existing area businesses. The increased customer base for existing businesses may be considered an economic benefit.</p>
Cumulative Effects	X						The project is intended to address the affordable housing needs of existing residents of the Los Angeles region. As such, it is not expected to generate regional population growth or significantly contribute to cumulative environmental effects. By providing appropriately scaled infill development in close proximity to existing services needed by senior residents, the project would be expected to avoid contributing to cumulative increases in regional traffic congestion and vehicle miles traveled.

HUD – NEPA – Environmental Assessment (Statutory Checklist)

Project Name and Identification Number: Compton Seniors Construction Project

Area of Statutory/ Regulatory Compliance	Not Applicable To this Project	Consultation Required and Completed	Permits Required and Obtained	Project Consistent with Applicable Policies	Conditions and/or Mitigation Actions Required	Note Compliance Documentation
1. Historic Properties 36 CFR 800 (CDBG) 36 CFR 801 (UDAG)	X					See the Historic Assessment attached as an appendix to this document. The project would not affect any historic resources.
2. Floodplain Management 42 FR 26951	X					Per the Los Angeles County Public Works Department, local flooding has almost been eliminated in this area due to flood control channel and stormdrain improvements. Therefore, the project is not subject to substantial flooding (k,l).
3. Wetlands Protection 42 FR 26951	X					No wetlands are present on the project site or in the project area (a).
4. Coastal Zone Plan 16 U.S.C. 1451	X					The project site is not located within a coastal zone (a).
5. Sole Source Aquifers 42 U.S.C. 201, 300(f) and 21 U.S.C. 349	X					The affordable senior housing complex would have no impact on primary drinking water sources (a).
6. Endangered Species 16 U.S.C. 1531	X					There are no endangered species on the project site or within the project area (a).
7. Wild and Scenic Rivers 16 U.S.C. 1271	X					No wild or scenic rivers are located in the project area (a).
8. Air Quality Protection 42 U.S.C. 7401				X		<p>The affordable housing complex of 118 apartment units is located in the South Coast Air Basin, which is a nonattainment area for ozone, carbon monoxide, nitrogen dioxide, and fine particulate matter (PM₁₀). Project occupants will be exposed to potentially unhealthful ambient air because this regional condition can not be feasibly mitigated.</p> <p>With respect to the proposed project's potential contribution to the ambient air quality condition in the basin, the project would conform to all applicable federal, state, and regional air pollution control regulations, both short and long term. Project-related emissions would not exceed South Coast Air Quality Management District thresholds (e). Impacts would therefore be less than significant.</p>
9. Farmland Protection 7 U.S.C. 4201	X					No agricultural uses are located on-site, nor is there any agriculturally zoned land in the area (a).

HUD - NEPA - Environmental Assessment (Statutory Checklist)

Project Name and Identification Number: Compton Seniors Construction Project

Area of Statutory/ Regulatory Compliance	Not Applicable To this Project	Consultation Required and Completed	Permits Required and Obtained	Project Consistent with Applicable Policies	Conditions and/or Mitigation Actions Required	Note Compliance Documentation
10. Environmental Justice Executive Order 12898	X					The affordable senior housing complex would not concentrate low income housing at a site exposed to hazardous environmental conditions (a).
11. HUD Environmental Standards, 24 CFR 51 as amended						
a. Noise Abatement 24 CFR 51B					X	The affordable housing complex would not generate substantial noise, but would be exposed to noise levels exceeding HUD's 65 dBA Ldn residential standard due to traffic on the nearby Long Beach Freeway and Alondra Boulevard. Noise attenuation features would need to be incorporated into project design.
b. Landfill Hazards CPD Letter 79-33	X					The project site is not subject to landfill hazards. No active or closed landfills are located within a 1-mile radius of the site (a).
c. Upset Hazards 24 CFR 51B	X					The project is not subject to known upset hazards (a).
d. Flammable Oper. 24 CFR 51C	X					There is no evidence that the site is located near, or contains any known flammable hazards (a).
e. Toxic/Radioactivity HUD Notice 79-33						There is no evidence that the site is located near a source of toxic or radioactive hazards (a).
f. Airport Clear Zones 24 CFR 51D						The site is not located within an Airport Clear Zone (a).

HUD – NEPA – Environmental Assessment

Project Name and Identification Number: Compton Seniors Construction Project

Summary of Findings and Conclusions:

The project involves the construction of 118 apartment units on four parcels totaling 4.22 acres. A 2.24 acre portion of the project (containing 59 of the residential units) is located within the City of Compton while the 1.98 acre balance of the site is located in unincorporated Los Angeles County. The proposed project exceeds the allowable density for the site and would require General Plan amendments, zone changes (County only), and Conditional Use Permits from both the County of Los Angeles and the City of Compton.

The project site is flat and there is no evidence of erosion. The site is considered to be suitable for the proposed development. However, the site is potentially subject to liquefaction and is defined as an area where historic occurrence of liquefaction or local geological, geotechnical or groundwater conditions indicate a potential for permanent ground displacements such that mitigation would be required. Standard engineering and construction measures required in the Uniform Building Code would reduce the seismic risk to acceptable levels.

No surface water exists on-site and the only water resource in the area is the Los Angeles River, which would not be affected by the complex.

Existing on-site vegetation consists of various introduced grasses, weeds, and several mature trees. No wildlife was observed on site. The proposed project site generally does not appear to be a source of environmental contamination. However, as identified in the Phase I and Phase II ESA, an environmental health hazard of an overflow of raw sewage from a sewage manhole was identified at the project site. Actions to remediate this issue would include soil disinfection in the specific area onsite prior to site development.

The project site would not significantly affect public facilities or service. Nevertheless, security measures should be incorporated. The 118 units would increase the available stock of affordable housing for the elderly and short-term employment opportunities would be created during construction. Furthermore, the project would create an increased customer base for existing commercial facilities in the area.

The project would not consume substantial quantities of water or energy or generate substantial quantities of solid waste or wastewater. Nevertheless, water conservation measures and recycling facilities should be incorporated into the project design.

The project would not generate significant traffic or air quality impacts. However, because the project site is exposed to traffic-related noise that exceeds HUD's 65 dBA Ldn standard, noise attenuation features should be incorporated into project design.

Summary of Environmental Conditions:

The project site is currently vacant and is in a highly urbanized area. No unique natural features are present on-site.

Project Modifications and Alternatives Considered:

Because no unavoidably significant impacts are associated with the construction and operation of the proposed project, evaluation of alternatives is not necessary. Therefore, this document does not consider any project alternatives or modifications.

HUD – NEPA – Environmental Assessment

Project Name and Identification Number: Compton Seniors Construction Project

Mitigation Measures Required:

1. **Land Use.** The proposed project involves General Plan Amendments, Zone Changes (County only), and Conditional Use Permits from both the County of Los Angeles and the City of Compton. These changes will be required to allow the proposed residential density. The entitlements requested are as follows:

County of Los Angeles:

- General Plan Amendment from Low-Density Residential to either Medium- or High-Density Residential;
- Zone change from Low-Density Residential to either Medium- or High-Density Residential;
- Conditional Use Permit – “DP” to enable the Planning Commission to fully analyze the development standards and compatibility of the proposed project and mitigate potential land use impacts through conditions of approval; and
- Lease-only Parcel Map – required to entitle multiple buildings.

City of Compton:

- General Plan Amendment, which will consider the entire property but will amend only the City portion;
 - Conditional Use Permit – required for any project with greater than four stories;
 - Variance – required for multi-family residential buildings greater than three stories.
2. **Hazards.** The Phase I ESA and Limited Subsurface Investigation (Phase II) identified a potential human health hazard from the known flow of raw sewage within a specific area of the project site. All recommendations of the Phase I and Phase II ESA shall be fully implemented to mitigate the potential hazard to human health. These include the following:
 - Soil disinfection in the sewage flow area should occur prior to site development using chlorine compounds such as diluted sodium hypochlorite (“bleach”) and obtain prior approval from either the California Department of Pesticide Regulation or the County Agricultural Commission if required;
 - If any further soil staining or any existing wastewater lines are broken during construction, soil samples should be analyzed for contamination. If contaminants are found, the soil will be remediated or disposed of in accordance with applicable federal, state, and local standard and procedures.
 3. **Noise.** Because roadway noise from the Long Beach Freeway and Alondra Boulevard would exceed HUD’s 65 dBA Ldn exterior residential threshold, the following shall be implemented:
 - All structures shall include such features as double-paned windows, solid core doors, and forced air ventilation systems that allow windows to remain closed.

In addition, one or both of the following shall be implemented:

- A continuous sound wall not less than 10 feet in height shall be constructed along the Long Beach Freeway frontage between the freeway and the project site; OR a combination of the following;
-

HUD – NEPA – Environmental Assessment

Project Name and Identification Number: Compton Seniors Construction Project

- Smaller sound walls to protect outdoor use areas;
- Usable exterior areas, including balconies, patios, and outdoor living spaces, shall be internally focused (i.e., shall be located behind first-row structures along the Long Beach Freeway frontage); and

The combination of sound walls, appropriate orientation of usable exterior spaces, and building techniques to dampen noise would achieve an acceptable exterior noise level in all usable exterior areas and would reduce interior noise levels to below HUD's 45 dBA interior threshold for residential uses.

To soften the monolithic effect of the sound wall along the Long Beach Freeway, the wall should be equipped with planter wells every 10 feet of linear length. In addition, the walls shall be landscaped with creeping fig or some other climbing plant to discourage graffiti.

4. **Historic, Cultural, and Archaeological Resources.** No archaeological resources are known to be on the project site. However, in the event that archaeological resources are unearthed during project construction, all earth disturbing work within the project's archaeological area of potential effect (APE) must be temporarily suspended until a qualified archaeologist has evaluated the nature and significance of the find. If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission.
5. **Water Supply.** The project shall incorporate the following features to minimize its impact to regional water supplies:
 - All landscaped areas shall be designed with drought-tolerant species, minimizing to 50% areas dedicated to turf grass. Irrigation shall be accomplished with drip systems. Planting beds shall be heavily mulched in accordance with water-conserving landscape design practice, and
 - All of the units shall be fitted with water conserving fixtures.
6. **Solid Waste Recycling.** In order to minimize the project's impact to solid waste collection and disposal facilities, project design shall incorporate strategies to promote recycling, such as space for separate bins for waste and recyclable materials.
7. **Safety.** All units shall have installed solid core exterior doors with peepholes, deadbolt locks, and security lighting.
8. **Vegetation.** If possible, the mature trees on-site shall be retained. If removed, the trees shall be replaced at a minimum 1:1 ratio with trees of a minimum 24-inch box size.
9. **Additional Modifications.** Minor changes to the mitigation measures required as a condition of funding approval are permitted, but can only be made with the approval of the Executive Director of the Community Development Commission (CDC) of the County of Los Angeles. Any modifications must continue to satisfy the requirements of NEPA and CEQA, as determined by the County.

HUD – NEPA – Environmental Assessment

Project Name and Identification Number: Compton Seniors Construction Project

References:

- a. Dreher, John, Planner, Rincon Consultants, Inc., site visit, September 20, 2004. (SITE VISIT)
- b. Applied Earth Sciences, Geotechnical Investigation, July 3, 2000. (PRINTED)
- c. Applied Biogenics, Inc., Phase I Environmental Site Assessment, September 17, 2003. (PRINTED)
- d. Applied Biogenics, Inc., Limited Subsurface Investigation, Property at Alondra Blvd. and Frailey Avenue, Compton, CA, April 7, 2004. (PRINTED)
- e. South Coast Air Quality Management District, CEQA Air Quality Handbook, 1995. (PRINTED)
- f. Conejo Archaeological Consultants, Archaeological Investigation for LINC Housing – Seasons at Compton Project, September 20, 2004. (PRINTED)
- g. Los Angeles County Compton Sheriff's station, phone conversation, September, 2004. (CONTACT)
- h. Los Angeles County Fire Department, phone conversation, September, 2004. (CONTACT)
- i. Downey Fire Department, phone conversation, September, 2004. (CONTACT)
- j. Linscott, Law, and Greenspan Engineers, Traffic Review of LINC Housing – Seasons at Compton Project, September 7, 2004.
- k. Los Angeles County Public Works Department, phone conversation, September 2004. (CONTACT)
- l. Compton, City of, Environmental Assessment and Initial Study and Mitigated Finding of No Significant Impact and Mitigated Negative Declaration, August 2002. (PRINTED)
- m. South Coast Air Quality Management District, Final 2003 AQMP, adopted August 1, 2003. (PRINTED)
- n. County Sanitation Districts of Los Angeles County, letter to City of Compton, September 23, 2002. (PRINTED)

HUD – NEPA – Environmental Assessment

Project Name and Identification Number: Compton Seniors Construction Project

1. Is the project in compliance with applicable laws and regulations? ☒ yes ☐ no
2. Is an EIS required? ☐ yes ☒ no
3. A Finding of No Significant Impact (FONSI) can be made.
The project will not significantly affect the quality of the human environment. ☒ yes ☐ no

Basic Reasons Supporting Decision:

The project site is in a highly urbanized area that lacks significant constraints to development. The proposed project would involve appropriately-scaled infill development on a vacant site. It would generally improve the appearance of the site and would not create any significant impacts that cannot be avoided through implementation of mitigation measures.

The following mitigation measures are required:

1. **Land Use.** The proposed project involves General Plan Amendments, Zone Changes (County only), and Conditional Use Permits from both the County of Los Angeles and the City of Compton. These changes will be required to allow the proposed residential density. The entitlements requested are as follows:

County of Los Angeles:

- General Plan Amendment from Low-Density Residential to either Medium- or High-Density Residential;
- Zone change from Low-Density Residential to either Medium- or High-Density Residential;
- Conditional Use Permit – “DP” to enable the Planning Commission to fully analyze the development standards and compatibility of the proposed project and mitigate potential land use impacts through conditions of approval; and
- Lease-only Parcel Map – required to entitle multiple buildings.

City of Compton:

- General Plan Amendment, which will consider the entire property but will amend only the City portion;
 - Conditional Use Permit – required for any project with greater than four stories;
 - Variance – required for multi-family residential buildings greater than three stories.
2. **Hazards.** The Phase I ESA and Limited Subsurface Investigation (Phase II) identified a potential human health hazard from the known flow of raw sewage within a specific area of the project site. All recommendations of the Phase I and Phase II ESA shall be fully implemented to mitigate the potential hazard to human health. These include the following:

HUD – NEPA – Environmental Assessment

Project Name and Identification Number: Compton Seniors Construction Project

- Soil disinfection in the sewage flow area should occur prior to site development using chlorine compounds such as diluted sodium hypochlorite (“bleach”) and obtain prior approval from either the California Department of Pesticide Regulation or the County Agricultural Commission if required;
 - If any further soil staining or any exiting wastewater lines are broken during construction, soil samples should be analyzed for contamination. If contaminants are found, the soil will be remediated or disposed of in accordance with applicable federal, state, and local standard and procedures.
3. **Noise.** Because roadway noise from the Long Beach Freeway and Alondra Boulevard would exceed HUD’s 65 dBA Ldn exterior residential threshold, the following shall be implemented:
- All structures shall include such features as double-paned windows, solid core doors, and forced air ventilation systems that allow windows to remain closed.

In addition, one or both of the following shall be implemented:

- A continuous sound wall not less than 10 feet in height shall be constructed along the Long Beach Freeway frontage between the freeway and the project site; OR a combination of the following:
- Smaller sound walls to protect outdoor use areas;
- Usable exterior areas, including balconies, patios, and outdoor living spaces, shall be internally focused (i.e., shall be located behind first-row structures along the Long Beach Freeway frontage); and

The combination of sound walls, appropriate orientation of usable exterior spaces, and building techniques to dampen noise would achieve an acceptable exterior noise level in all usable exterior areas and would reduce interior noise levels to below HUD’s 45 dBA interior threshold for residential uses.

To soften the monolithic effect of the sound wall along the Long Beach Freeway, the wall should be equipped with planter wells every 10 feet of linear length. In addition, the walls facing the interior of the subject site shall be landscaped with creeping fig or some other climbing plant to discourage graffiti.

4. **Historic, Cultural, and Archaeological Resources.** No archaeological resources are known to be on the project site. However, in the event that archaeological resources are unearthed during project construction, all earth disturbing work within the project’s archaeological area of potential effect (APE) must be temporarily suspended until a qualified archaeologist has evaluated the nature and significance of the find. If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission.

HUD – NEPA – Environmental Assessment

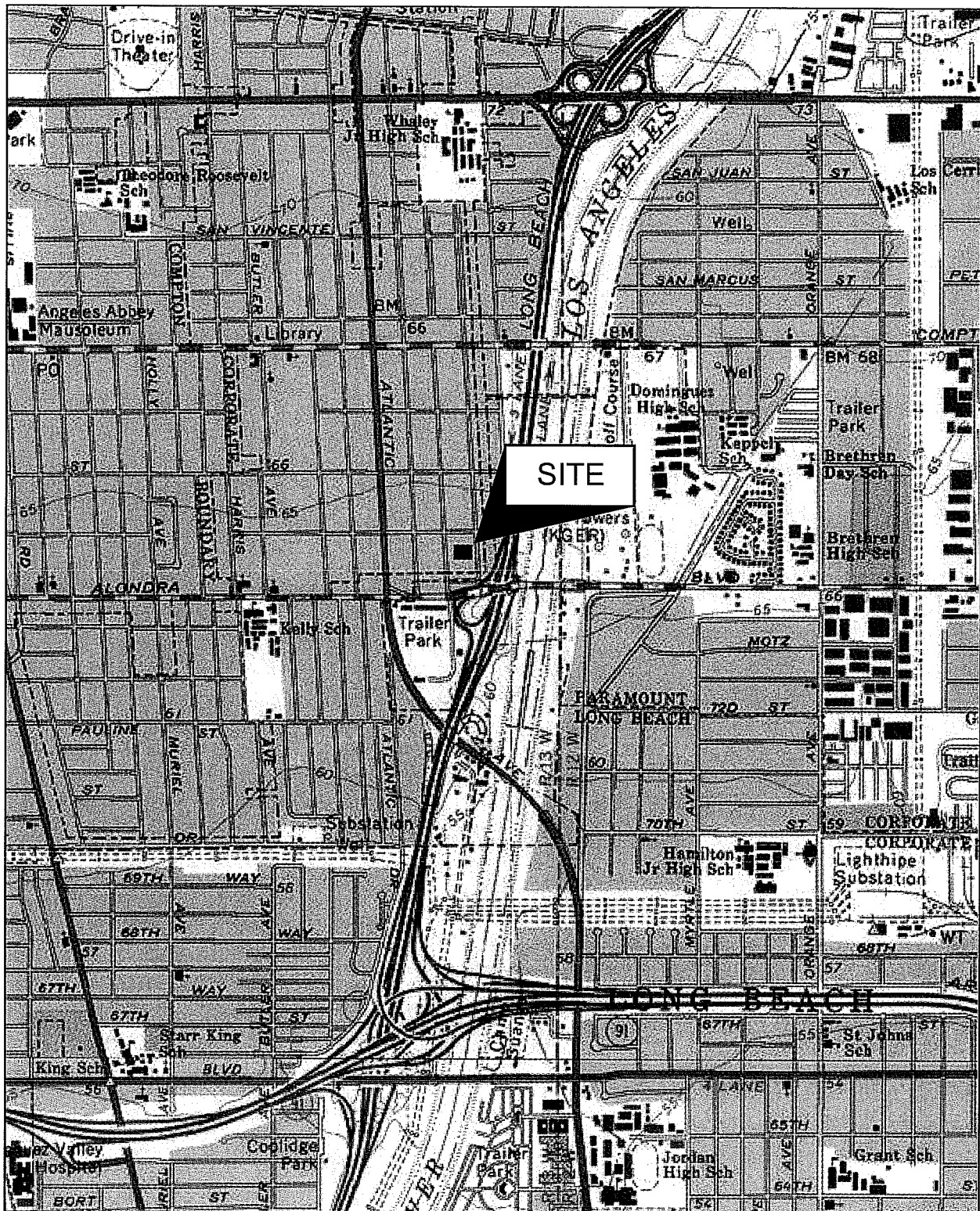
Project Name and Identification Number: Compton Seniors Construction Project

5. **Water Supply.** The project shall incorporate the following features to minimize its impact to regional water supplies:
 - All landscaped areas shall be designed with drought-tolerant species, minimizing to 50% areas dedicated to turf grass. Irrigation shall be accomplished with drip systems. Planting beds shall be heavily mulched in accordance with water-conserving landscape design practice, and
 - All of the units shall be fitted with water conserving fixtures.
6. **Solid Waste Recycling.** In order to minimize the project's impact to solid waste collection and disposal facilities, project design shall incorporate strategies to promote recycling, such as space for separate bins for waste and recyclable materials.
7. **Safety.** All units shall have installed solid core exterior doors with peepholes, deadbolt locks, and security lighting.
8. **Vegetation.** If possible, the mature trees on-site shall be retained. If removed, the trees shall be replaced at a minimum 1:1 ratio with trees of a minimum 24-inch box size.
9. **Additional Modifications.** Minor changes to the mitigation measures required as a condition of funding approval are permitted, but can only be made with the approval of the Executive Director of the Community Development Commission (CDC) of the County of Los Angeles. Any modifications must continue to satisfy the requirements of NEPA and CEQA, as determined by the County.

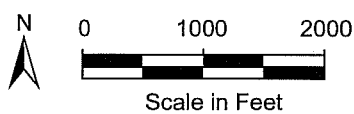
With the required mitigation measures, the proposed project is not expected to contribute to significant impacts to the environment and a Finding of No Significant Impact can be made.

Prepared by:	<u>Joseph Power</u>	Title:	<u>Planning Manager</u>
Date:	<u>9/22/04</u>		
Concurred in:	<u>Donald Dean</u>	Title:	<u>Environmental Officer</u>
Date:	<u>9/27/04</u>		

Figure 1



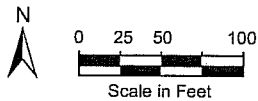
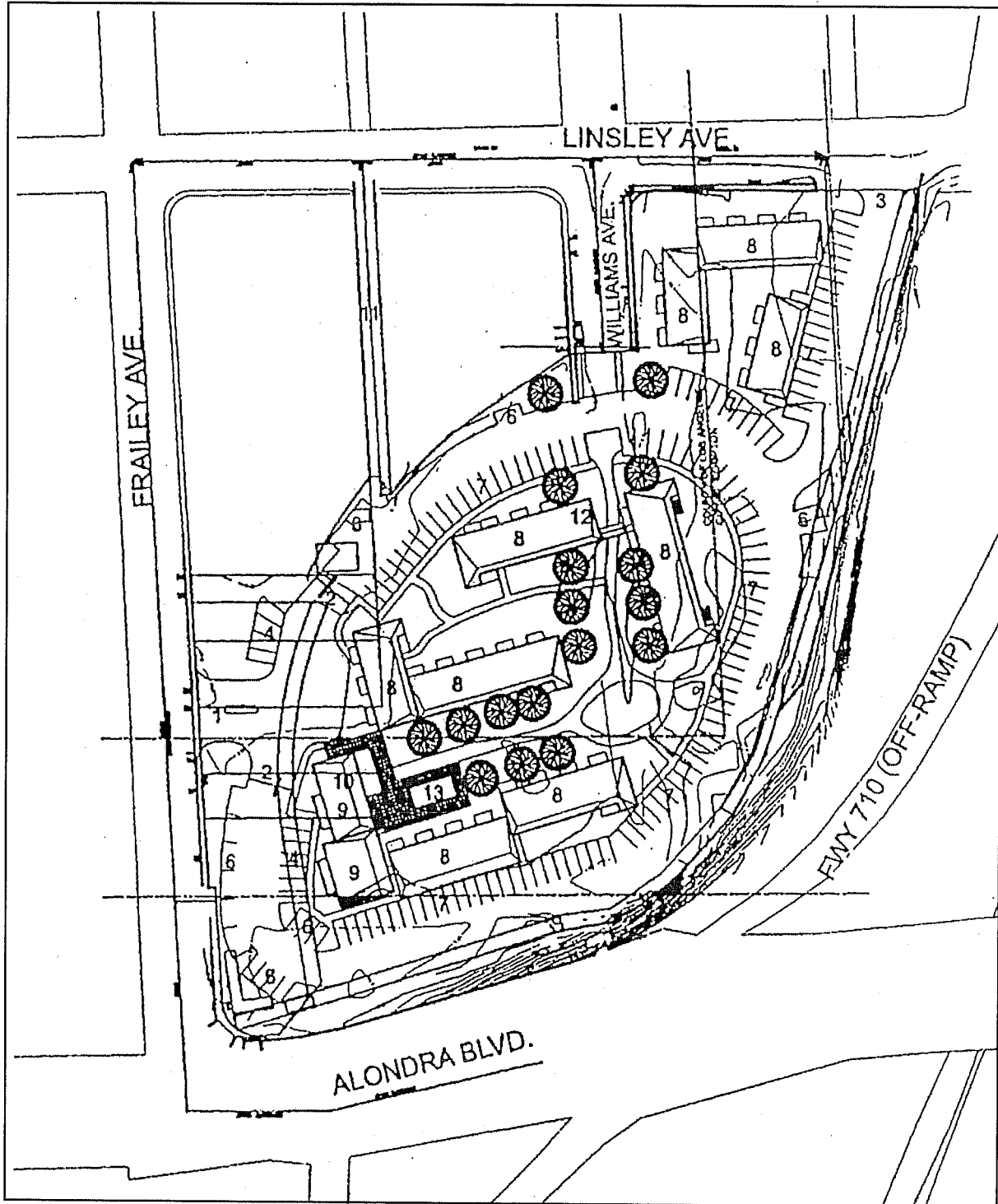
Source: National Geographic TOPOI, Southgate, CA, 1978



Project Location

Figure 2

DRAFT



Source: Moss & Associates, Inc.

Site Plan

Figure 3

LACDC

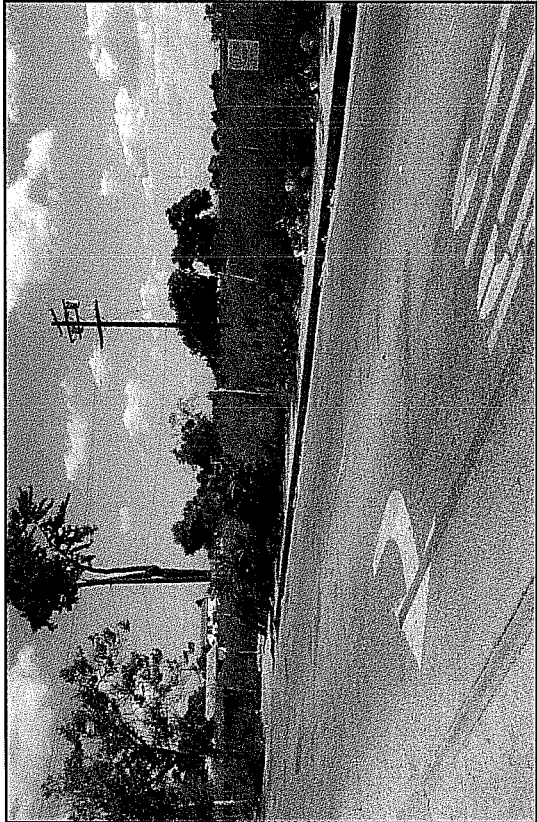


Photo 1 - Northeast-facing view of the proposed project site from Frailey Avenue, September 20, 2004.



Photo 2 - South-facing view of the proposed project site from Williams Avenue, September 20, 2004.

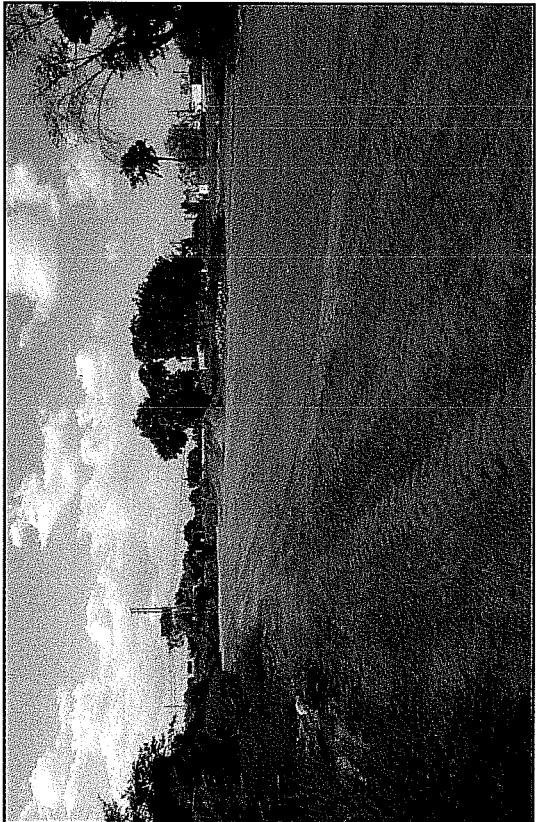


Photo 3 - Southwest-facing view across the proposed project site, September 20, 2004.



Photo 4 - North-facing view across the proposed project site, September 20, 2004.

Views of the Project Site

Figure 4



**CONEJO
ARCHAEOLOGICAL
CONSULTANTS**

2321 Goldsmith Avenue
Thousand Oaks, California 91360
805/494-4309
email mmaki@adelphia.net

September 20, 2004

Mr. Joe Power
Rincon Consultants, Inc.
790 E. Santa Clara St.
Ventura, CA 93001

Subject: LINC Housing – Seasons at Compton Project

Dear Mr. Power:

Archaeological investigations consisting of a project description review, record search and site visit have been completed for the above project. The proposed project involves the development of 118 low income senior housing units on a vacant, 4.22 -acre site located at the northeast corner of Alondra Boulevard and Frailey Avenue in Compton, Los Angeles County (Exhibits 1, 2 & 3). The proposed development also includes an outdoor pool recreation area and a 2,500 square foot meeting room. On-site parking would include 118 covered spaces and 15 uncovered spaces. Based on the South Central Coastal Information Center record search findings in combination with Fugro West's 1992 archaeological survey results and Conejo Archaeological Consultants (Conejo) field visit, as presented below, the proposed project is expected to have no effect on archaeological resources and no further archaeological investigation is warranted at this time.

Project Location and Description

The project APE is located in Township 3S, Range 13W, subdivision 24R of the USGS 7.5' South Gate Quadrangle. The irregular shaped project APE is bounded by residential development and Linsley Street to the north, the 710 Freeway to the east, Alondra Boulevard and a freeway ramp to the south, and Frailey Avenue to the west. The project's area of potential effect (APE) is relatively flat and sits at an elevation of approximately 20 meters (66 ft.) above mean sea level. The project APE was previously developed for residential use but is now vacant.

Record Search

A record search was conducted at the South Central Coastal Information Center housed at CSU Fullerton on September 9, 2004. The record search identified no prehistoric sites or historic sites within a 0.5-mile radius of the project's APE. Seven archaeological

surveys have been conducted within a 0.5-mile radius of the project APE including Fugro West's 1994 survey of the project APE. Fugro West's survey methodology consisted of two archaeologists walking parallel transects spaced at five meter (16 ft.) intervals across the APE. Fugro West identified no prehistoric or historic archaeological resources within the APE (Maki 1994).

The listings of the National Register of Historic Places (NRHP), California Historical Landmarks, and California Points of Historical Interest include no properties within or adjacent to the project APE (National Park Service 2004; Office of Historic Preservation 2004a & 1992). The California State Historic Resources Inventory lists no significant historical properties within or adjacent to the project APE (Office of Historic Preservation 2004b).

Applied Biogenics, Inc. completed a Phase I Environmental Site Assessment of the project site in 2003, which included a review of aerial photographs with the following results. In 1937 the project APE was undeveloped. In 1954 some possible commercial use is present within the project APE along Alondra Boulevard. In 1963, there is some residential development within the project APE and the Los Angeles River has been channeled. In 1974, residential development covers the subject property. In 1986, the project APE has been cleared back to its pre-1963 state.

No Sanborn Fire Insurance Maps were found for the subject property (Applied Biogenics, Inc. 2003).

Site Visit

A project site visit was conducted on September 9, 2004. The project APE is undeveloped and looks similar as to how it did during the 1994 Fugro West survey, except there are now some large bare areas on the subject property. As the project APE was previously surveyed, Conejo limited its current field inspection to inspecting the areas where ground surface visibility had improved since the Fugro West survey. Transects spaced at three meters (10 ft.) intervals were used to survey the areas cleared of vegetation. No indication of prehistoric or historic resources was noted. An abundance of modern trash is scattered through the project APE. The ground surface throughout the APE has been disturbed by past construction and demolition activity. Various non-native annual grasses, weeds and a few walnut trees are present on the property.

Recommendations

The proposed LINC Housing – Seasons at Compton Project is expected to have no effect on prehistoric or historic archaeological resources for the following reasons.

- No archaeological sites are recorded within a 0.5-mile radius of the project site.
- Applied Biogenics, Inc.'s (2003) historic land use review did not identify any potentially significant past historic use of the property.
- The ground surface throughout the project site has been disturbed by grading and trenching associated with the construction and demolition of the former residential structures, thereby reducing the likelihood of intact significant archaeological resources occurring within the project APE.
- No evidence of prehistoric or historic archaeological resources was noted within the project APE by Fugro's West's 1994 survey or Conejo's 2004 field visit.

Therefore, no further archaeological investigation is warranted at this time as long as the following recommendations are incorporated as conditions of project approval.

1. In the event that archaeological resources are exposed during project construction, all earth disturbing work within 100 meters (333 ft.) of the find must be temporarily suspended or redirected until an archaeologist has evaluated the nature and significance of the find. After the find has been appropriately mitigated, work in the area may resume.
2. If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98.

Please call me at (805) 494-4309 if you have any questions. Thank you for using Conejo Archaeological Consultants for your cultural resource management needs.

Sincerely,



Mary K. Maki, M.A., RPA
Archaeologist

Sources Cited

Applied Biogenics, Inc.

- 2003 LINC Housing, Seasons at Compton, Phase 1 Analysis, Report of Findings. On file with the Los Angeles County Community Development Commission.

Maki, Mary

- 1994 A Phase 1 Cultural Resources Survey of 4.24 Acres at the Northeast Corner of Alondra Boulevard and Frailey Avenue, Los Angeles, California. On file at the South Central Coastal Information Center.

National Park Service

- 2004 National Register of Historic Places.
<http://www.cr.nps.gov/nr/research/nris.htm>. Department of the Interior.

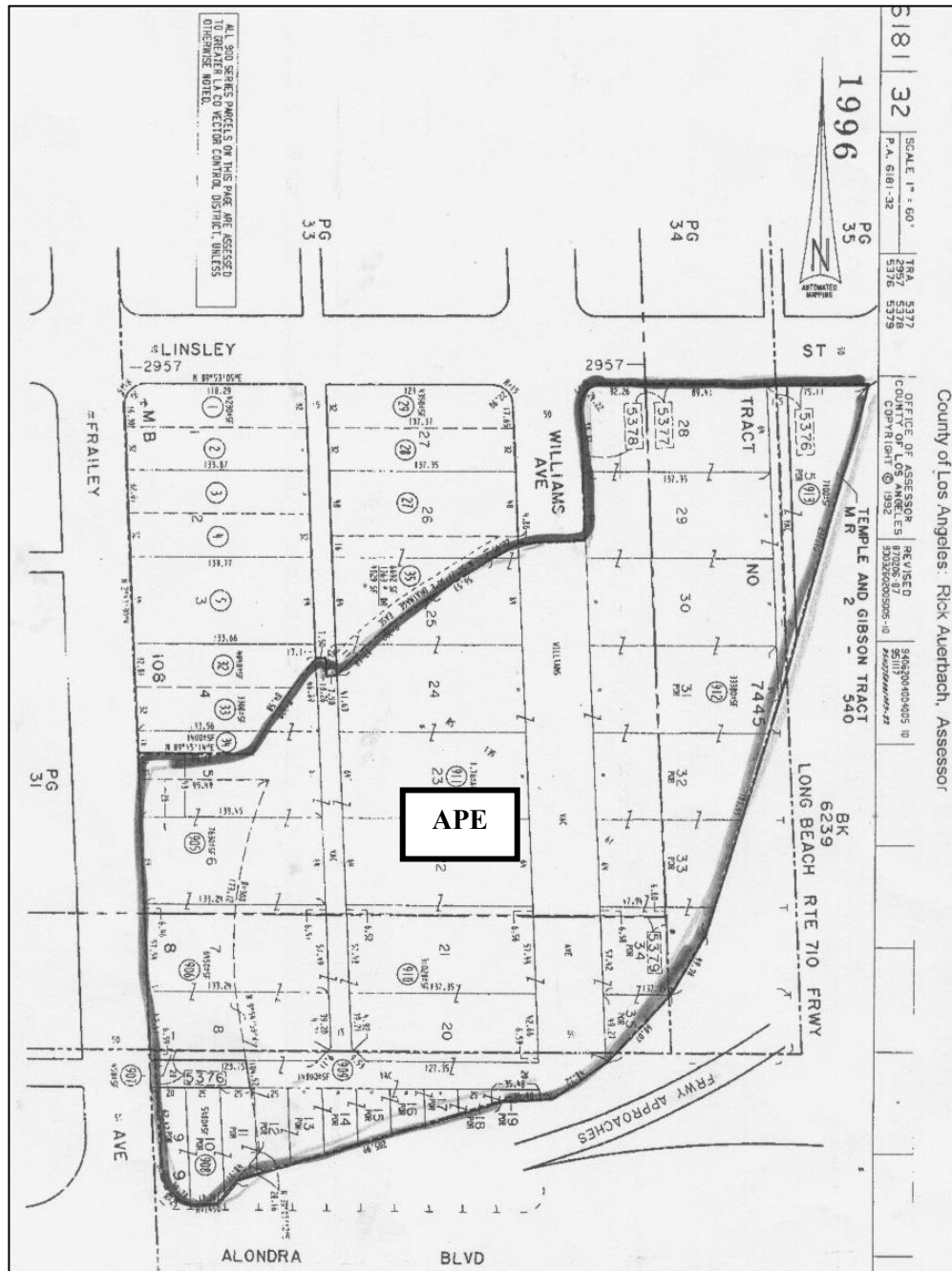
Office of Historic Preservation

- 2004a California Historical Landmarks.
http://ceres.ca.gov/geo_area/counties/LosAngeles/landmarks.html.
Department of Parks and Recreation, Sacramento, California.
- 2004b Directory of Properties in the Property Data File for Los Angeles County.
Department of Parks and Recreation, Sacramento, California, 4-19-04.
- 1992 *California Points of Historical Interest*. Department of Parks and Recreation, Sacramento, California.



PROJECT VICINITY MAP
LINC Housing – Seasons at Compton Project
Compton, Los Angeles County

Exhibit 1

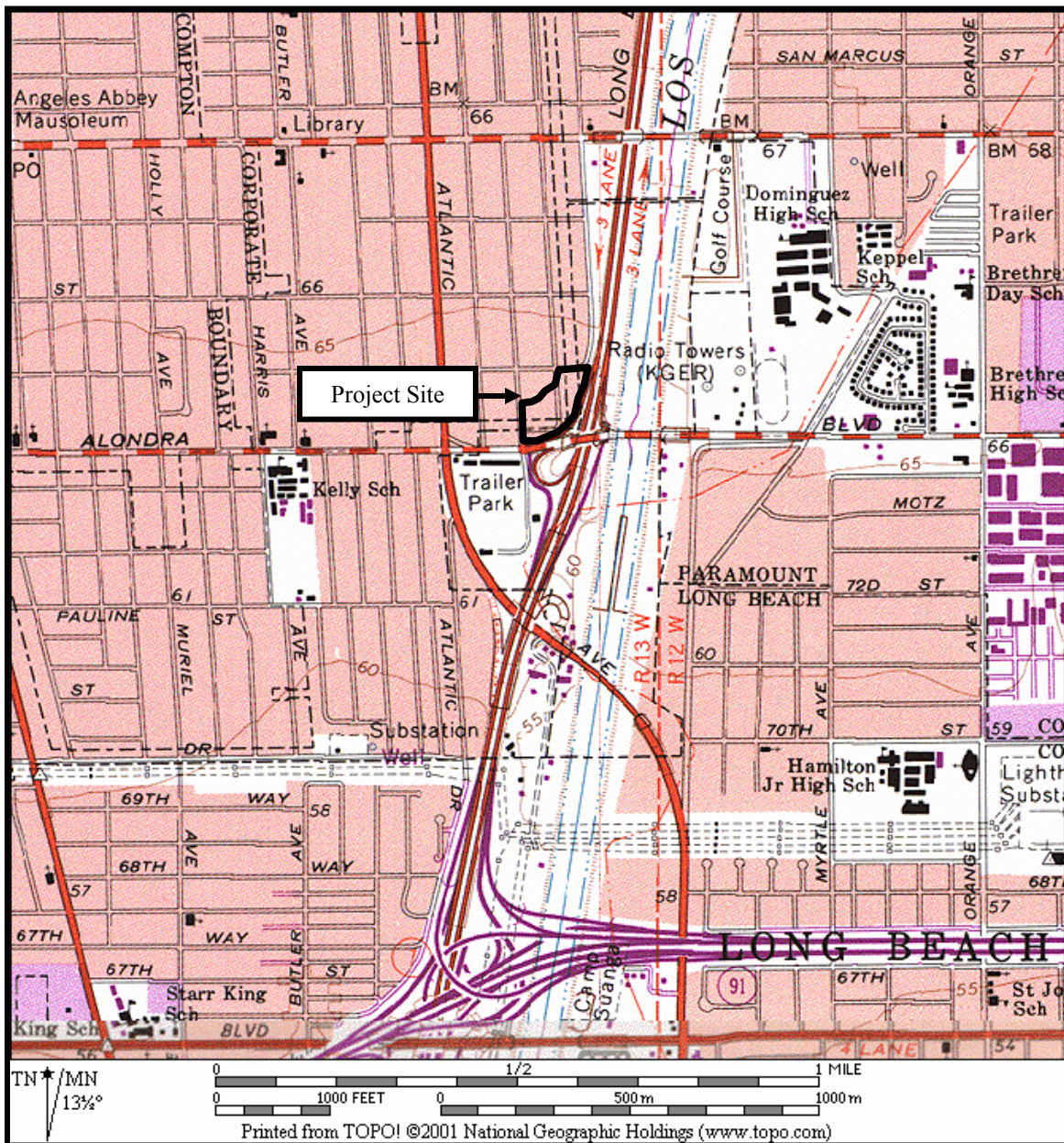


Source: Los Angeles County Assessor -
<http://assessormap.lacountyassessor.com/mapping/viewer.asp>

PROJECT AREA OF POTENTIAL EFFECT

LINC Housing – Seasons at Compton Project
 Willowbrook, Los Angeles County

Exhibit 2



Source: USGS 7.5'South Gate, Quadrangle, 1964, photorevised 1981

PROJECT SITE

LINC Housing – Seasons at Compton Project
Compton, Los Angeles County

Exhibit 3

Section 106 Review

Date: April 11, 2001

Name: South Williams Senior Complex

Location: 15700 block of South Williams Avenue, Los Angeles

Project No.: HMD001

1. Description of Undertaking

The Los Angeles County Community Development Commission plans to use federal funds to acquire multiple adjacent, vacant parcels totaling approximately 4.22 acres located at the northwest corner of Alondra Boulevard and the Long Beach Freeway, south of Linsley Street and east of Frailey Avenue in unincorporated Los Angeles County and the City of Compton. Future development will consist of the construction of multiple structures containing 118 senior units. The project will also include a covered parking area for 88 vehicles, open parking for 50 vehicles, and a 2,500 square foot Community Room. In addition, the project will include site preparation, construction of curbs, gutters, sidewalks, sewer main, utility, water, hydrants and connections and landscaped areas. (APN 6181-032-905, 911, 912).

2. Area of Potential Effect

The Area of Potential Effect (APE) includes the multiple project site lots, the adjacent lots and the property across the street.

3. Description of Location of Undertaking

The project site is vacant and contains multiple adjacent lots. It is located on both the east and west sides of the dead-end section of South Williams Avenue in the 15700 block. It is bounded on the east by the 710 Freeway, on the south by Alondra Boulevard, on the west by vacant land adjacent to Frailey Avenue, and on the north by Linsley Street. (Figure 1)

Only two residences remain on South Williams Avenue where the project site is located. The adjacent residence at 15705 S. Williams Avenue was built in the 1910s or 1920s. Across Linsley Avenue on Williams Avenue are single family residences built in the 1950s. On Frailey Avenue adjacent and across from the project site are residences built between the 1920s and 1930s.

4. Historic Resources/National Register Determination

Williams Avenue is located on the outskirts of the City of Compton, founded in 1869 by Griffith D. Compton, founder of a Methodist temperance college there. The area became a farming center and developed rapidly in the post World War II era as a residential and manufacturing community. The only potential historic resource within the APE is the residence at 15705 South Williams Avenue. It is a California bungalow style house built in the 1910s or 1920s. At one time this residence was surrounded by other houses that have since been demolished probably because of freeway construction.

The criteria for determining eligibility for listing on the National Register of Historic Places (NRHP) have been developed by the National Park Service. Resources may qualify for NRHP listing if they:

- A. are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. are associated with the lives of persons significant in our past; or
- C. embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. have yielded, or may be likely to yield, information important in prehistory or history.

According to the National Register of Historic Places guidelines, the "essential physical features" of a

property must be present for it to convey its significance. Further, in order to qualify for the NRHP, a resource must retain its integrity, or "the ability of a property to convey its significance." The seven aspects of integrity are: Location (the place where the historic property was constructed or the place where the historic event occurred); Design (the combination of elements that create the form, plan, space, structure, and style of a property); Setting (the physical environment of a historic property); Materials (the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property); Workmanship (the physical evidence of the crafts of a particular culture or people during any given period of history or prehistory); Feeling (a property's expression of the aesthetic or historic sense of a particular period of time), and; Association (the direct link between an important historic event or person and a historic property).

The Williams Avenue site and adjacent residences have lost their integrity of location and setting with the demolition of the buildings that once existed on the site. Although the remaining California Bungalow residence, adjacent to the site, has retained its architectural integrity, it is not a distinctive example the style to qualify it individually for listing the National Register of Historic Places. The Frailey Avenue properties within the APE have lost their architectural integrity and are no longer eligible for listing on the National Register. No properties within the APE are presently listed or determined eligible for listing on the National Register.

There are no buildings within the APE that appear to be associated with events that have made a significant contribution to the history of Compton and vicinity. There appear to be no significant individuals associated with property in the APE. Criteria D relates to archeological resources.

5. Information from Local Organizations

Because of the lack of significant historic resources within the APE, no local organizations were contacted.

6. Selected Sources

California Historical Landmarks, 1990

Federal Register Listings through December, 2000

Gebhard and Winter, Guide to Architecture in Los Angeles, 1985.

Hart, James D. *A Companion to California*. New York: Oxford University Press, 1978.

Federal Register Listings through January, 1993

Gebhard, David and Winter, Robert, *Guide to Architecture in Los Angeles*, 1985.

APPENDIX A

Mitigation Monitoring Plan Compton Seniors Construction Project

This section reflects the mitigation monitoring and reporting program requirements of Public Resources Code Section 21081.6 in accordance with CEQA Guidelines 15097:

“...In order to ensure that the mitigation measures and project revisions identified in the EIR or negative declaration are implemented, the public agency shall adopt a program for monitoring or reporting on the revisions which it has required in the project and the measures it has imposed to mitigate or avoid significant environmental effects. A public agency may delegate reporting or monitoring responsibilities to another public agency or to a private entity which accepts the delegation; however, until mitigation measures have been completed the lead agency remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with the program.”

Mitigation Measure	Responsible Party	Monitoring Agency	Monitoring Timing
<p>1. Land Use. The proposed project involves General Plan Amendments, Zone Changes (County only), and Conditional Use Permits from both the County of Los Angeles and the City of Compton. These changes will be required to allow the proposed residential density. The entitlements requested are as follows:</p> <p><u>County of Los Angeles:</u></p> <ul style="list-style-type: none">• General Plan Amendment from Low-Density Residential to either Medium or High-Density Residential;• Zone change from Low-Density Residential to either Medium or High-Density Residential;• Conditional Use Permit – “DP” to enable the Planning Commission	Developer	Community Development Commission	Design, Pre-Construction

<p>to fully analyze the development standards and compatibility of the proposed project and mitigate potential land use impact through conditions of approval; and</p> <ul style="list-style-type: none"> Lease-only Parcel Map-required to entitle multiple buildings. <p><u>City of Compton:</u></p> <ul style="list-style-type: none"> General Plan Amendment, which will consider the entire property but will amend only the City portion; Conditional Use Permit-required for any project with greater than four stories; Variance-required for multi-family residential buildings greater than three stories. 			
<p>2. Hazards. The Phase I ESA and Limited Subsurface Investigation (Phase II) identified a potential human health hazard from the known flow of raw sewage within a specific area of the project site. All recommendations of the Phase I and Phase II ESA shall be fully implemented to mitigate the potential hazard to human health. These include the following:</p> <ul style="list-style-type: none"> Soil disinfection in the sewage flow area should occur prior to site development using chlorine compounds such as diluted sodium hypochlorite (“bleach”) and approval should be obtained from the California Department of Pesticide Regulation or the County Agricultural Commission if 	Contractor	Community Development Commission	Construction

<p>required;</p> <p>If any further soil staining occurs or any existing wastewater lines are broken during construction, soil samples should be analyzed for contamination. If contaminants are found, the soil will be remediated or disposed of in accordance with applicable federal, state, and local standards and procedures.</p>			
<p>3. Noise. Because roadway noise from the Long Beach Freeway and Alondra Blvd. would exceed HUD's 65 dBA Ldn exterior residential threshold, the following shall be implemented:</p> <ul style="list-style-type: none"> • All structures shall include such features as double-paned windows, solid core doors, and forced air ventilation systems that allow windows to remain closed. <p>In addition, one or both of the following shall be implemented:</p> <ul style="list-style-type: none"> • A continuous sound wall not less than 10 feet in height shall be constructed along the Long Beach Freeway frontage between the freeway and the project site; OR a combination of the following: • Smaller sound walls to protect outdoor use areas; • Usable exterior areas, including balconies, patios, and outdoor living spaces, shall be internally focused (i.e., shall be located behind first-row 	Architect	Community Development Commission	Design

<p>structures along the Long Beach Freeway frontage); and</p> <p>The combination of sound walls, appropriate orientation of usable exterior spaces, and building techniques to dampen noise would achieve an acceptable exterior noise level in all usable exterior areas and would reduce interior noise levels to below HUD's 45 dBA interior threshold for residential uses.</p> <p>To soften the monolithic effect of the sound wall along the Long Beach Freeway, the wall should be equipped with planter wells every 10 feet of linear length. In addition, the walls shall be landscaped with creeping fig or some other climbing plant to discourage graffiti.</p>			
<p>4. Historic, Cultural, and Archaeological Resources: No archaeological resources are known to be on the project site. However, in the event that archaeological resources are unearthed during project construction, all earth disturbing work within the project's archaeological area of potential effect (APE) must be temporarily suspended until a qualified archaeologist has evaluated the nature and significance of the find. If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner will have 24 hours to notify</p>	Contractor	Community Development Commission	Construction

the Native American Heritage Commission			
5. Solid Waste Recycling: Because of ongoing concerns about available landfill capacity, project design shall incorporate space for separate bins for waste and recyclable materials.	Architect	Community Development Commission	Design
6. Water Supply: a. To the degree feasible, landscaped areas shall be designed with drought-tolerant species. Irrigation shall be accomplished with drip systems. Planting beds shall be heavily mulched in accordance with water-conserving landscape design practice. b. Structures shall be fitted with water conserving fixtures, including, but not limited to, low flow faucets and toilets.	Landscape Architect Architect/Contractor	Community Development Commission Community Development Commission	Design/Operation Construction
7. Safety. All units shall have installed solid core exterior doors with peepholes, deadbolt locks, and security lighting.	Architect/Contractor	Community Development Commission	Design/Operation
8. Vegetation. If possible, the mature trees on-site shall be retained. If removed, the trees shall be replaced at a minimum 1:1 ratio with trees of a minimum 24-inch box size.	Architect/Contractor	Community Development Commission	Design/Operation
9. Additional Modifications: Minor changes to the mitigation measures required as a condition of funding approval are permitted, but can only be made with the approval of the Executive Director of the Community Development Commission of the County of Los Angeles. Any modifications must continue to satisfy the requirements of NEPA and CEQA, as determined by the County.	Contractor/Operator	Community Development Commission	Design, Pre-Construction, Construction and Operation